

**Drum Point Property Owners' Association**  
**Board of Directors Meeting**  
**401 Lake Drive**  
**April 7, 2026**  
**Final**

**Board Members Present:** Tony Spakauskas, Mike Snapp (Teams), Mike Chaconas, Bonnie Blades, Ginny Rice, Allen Fine (Teams), John Latham, and Adrian Stanton (Teams)

**Board Members not Present:** Susan Rork

**Staff Present:** Rhea Webster – Association Manager

**Property Owners:** None Present

**Call to Order:** Tony Spakauskas, President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 6:30 p.m. All meetings of the DPPOA are recorded, and Robert's Rules of Order govern the proceedings.

**Approval of Minutes:** Bonnie Blades made a motion to accept the minutes of the March 10, 2026, meeting distributed previously via email. The motion was seconded and passed unanimously. The minutes were accepted as distributed.

**President's Remarks:** No report

**Office Update:** Rhea Webster reported the following:

- The filing of claims will begin again for those accounts that are three or more years in arrears. An Affidavit in Support of Judgment along with a letter stating that the claim has not yet been filed was included with some statements that were mailed in early February. This notice about the imminent filing of a claim did result in several thousand dollars in past-due fees being collected prior to the filing of the claim.
- With emails to the property owners ignored, a complaint about the burning of noxious material at a property with a Rousby Hall Road address was submitted to the Department of Health.
- The owner of an abandoned boat on Sky View Lane was tracked down, and he had the boat removed from the Drum Point right of way,

**Committee Reports and Roundtable:**

**Operational/Roads Committee:** A property owner on Barreda Boulevard contacted the Association office about a drainage issue in front of her house. Calvert County maintains Barreda Boulevard, and a call was made by the office to the County Highway Department.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed. Mike Chaconas stated that he reviewed invoices for the preceding month, and all is in order.

**Environmental Committee:** No report

**Safety Committee:** John Latham reported that he has been discussing the transfer of the HAM radio license with Andy Byzet. Mr. Byzet has the license required to oversee the Calvert Amateur Radio Association - CARA Emergency Auxiliary Communication (AuxComm) Radio Station in the Association office.

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**Welcome Committee:** No report

**Planning Committee:** Mike Snapp reported that he and Rhea will be conducting the quarterly beach measurement on Friday with the 10:00 a.m. high tide. Thus far, the community beach has continued to accrete sand.

**Unfinished Business:** Encroachment on Surf Street – The following was noted:

- Mike and Rhea met with Mr. Martinez regarding options to resolve the issue with his encroachment on DPPOA property adjacent to his lot at 13000 Surf Street.
- Options include:
  - The Board ignores the issue (given the complaints heard from other property owners, this is not a realistic option).
  - Mr. Martinez removes the things he has placed across the DPPOA boundary.
  - Mr. Martinez sends a request for a full Quit Claim for the property in question to the Board of Directors. Association by-laws require that the Board conduct a vote of approval by the property owners, either by mail ballot or at a duly called meeting.
- Mr. Martinez agreed that he would like to request a Quit Claim.
- After discussion, a decision was made to inform Mr. Martinez that he should submit his request in writing. Email will suffice.

**New Business:** None scheduled

The next Board meeting is scheduled for Tuesday, May 5, 2026, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 6:53.